

FILED
GREENVILLE CO. S.C.

JAN 13 1994

JUNIOR S. RASLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

E. LONZO GREENE AND LAURA B. GREENE

in the State aforesaid, hereinafter called the Mortgagor, sends greetings.

As used herein the word "Mortgagor" shall mean the maker of this mortgage and shall include one or more persons, partnerships or corporations as the context may require, and the word "Association" shall mean the Security Federal Savings and Loan Association of South Carolina, Greenville, S.C.

WHEREAS, the Mortgagor is well and truly indebted unto Security Federal Savings and Loan Association of South Carolina, a corporation chartered under the laws of the United States, as evidenced by Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twenty Thousand Two Hundred and no/100----- (\$ 20,200.00) Dollars, with interest from date at the rate therein provided, until paid, said principal and interest to be paid in monthly installments and applied as therein provided, the last of which shall be due and payable on the 1st day of February, 1994; which note further provides, among other things, that upon failure of the Mortgagor to abide by the By-Laws, rules or regulations of the Association or any of the covenants herein contained, or upon default in payment of any installment the Association may, at its option, declare the full amount due thereunder immediately due and payable, together with a reasonable sum as an attorney's fee if placed in the hands of an attorney, and this mortgage enforced for payment thereof; and,

WHEREAS, this mortgage is given to secure the principal indebtedness as hereinabove set forth, as evidenced by said promissory note, together with any advances necessary for the protection of the security, interest on said principal and advances, costs and attorney's fees.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Security Federal Savings and Loan Association of South Carolina, according to the terms of the said note, and also, in consideration of the further sum of Three (\$3.00) Dollars to the said Mortgagor in hand well and truly paid by the said Security Federal Savings and Loan Association of South Carolina, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Security Federal Savings and Loan Association of South Carolina, its successors and assigns:

ALL that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Butler Township being a portion of Lots Nos. 14 and 15 on plat of Rodgers Valley Heights recorded in the R.M.C. Office for Greenville County in Plat Book GG at Page 103 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Howell Circle, which pin is 135.3 feet N. 68-32 W. from the joint front corner of Lots Nos. 13 and 14; thence with the northern side of Howell Circle, N. 68-32 W. 225 feet to an iron pin at the front line of Lot No. 15; thence with a new line through said lot, N. 21-28 E. 188 feet to an iron pin in the center of right of way; thence with the center of said right of way N. 85-49 E. 221.5 feet to an iron pin in the rear line of Lot No. 14; thence with a new line through said lot, S. 16-26 W. 285 feet to the beginning corner on the northern side of Howell Circle.

This is that property conveyed to Mortgagor by deed of James E. Patten recorded July 8, 1977 in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1060 at Page 156.

This is a second mortgage junior to that of Carolina Federal Savings and Loan Association recorded 11-11-71 in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1213 at Page 169.

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